

Great Chart with Singleton Parish Council



Planning Committee Meeting held on Monday 23rd February 2026 at 9:30am at Great Chart Playing Fields Pavilion MINUTES

PRESENT: Cllr Y Barker (chair), P Barker, Sullivan, Mercer (left after Item 4.11), Wiffen (for Item 6), Cllr Blanford (ABC), Paula Cowperthwaite (Deputy Clerk) and 1 member of public.

1. Apologies for Absence

Cllr Tate.

2. Declarations of Interest

2.1. Disclosable Pecuniary Interests

None

2.2. Other Significant Interests

None

2.3. Other Interests

None

3. Minutes of the previous meetings

The committee resolved to accept the minutes of the meeting of 26th January 2026 as a true record of the meeting.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

Public Participation: There will be 15 minutes of the meeting to hear public questions and comments. - None

4. Planning applications for Consideration

4.1. [PA/2026/0084](#)

Prima Recycling Ltd, Ninn Lane, Great Chart, TN23 3DA

Erection of 3no commercial buildings to provide a mix of B2/B8 and Class E(g)(i) floorspace, with parking, external storage and associated landscaping and access following demolition of existing buildings.

It was noted that there are several inaccuracies in the transport information provided such as the distance from station, school buses being included in public transport provision, etc.

The application will increase the level of traffic within the area, including around Ninn Lane and the already congested Matalan roundabout, and would consist of several larger vehicles. However, it would not be possible to use the Goldwell Lane route either as these roads are not suitable for the increased number of larger vehicles.

Despite the recognised increase in traffic for this application, a neighbouring site was refused for much smaller increase in traffic. There should be appropriate controls over lighting, noise and hours of operation. Landscape mitigation should be strengthened. Within the car park a large vehicle would not be able to turn if a car park space was being used. The committee resolved to object to the application due to the reasons mentioned.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.2. [PA/2026/0095](#)

Barn At, Little Singleton Farm, Goldwell Lane, Great Chart, TN26 1JS Conversion of barn to single dwelling - Self build

The current building is deteriorating, and it will be good to see it brought back to life.

The site is very close to the farmhouse so shouldn't be sold off as a separate site, but the garden is away from the farmhouse, and it has a separate access route.

Strict environmental and heritage compliance is needed, particularly for the bats and roof materials.

The committee resolved to support the application.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.3. [PA/2026/0121](#)

Barn At, Little Singleton Farm, Goldwell Lane, Great Chart, TN26 1JS Listed Building Consent for the conversion of barn to single dwelling

The current building is deteriorating, and it will be good to see it brought back to life.

The site is very close to the farmhouse so shouldn't be sold off as a separate site, but the garden is away from the farmhouse, and it has a separate access route.

Strict environmental and heritage compliance is needed, particularly for the bats and roof materials.

The committee resolved to support the application.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.4. [PA/2026/0101](#)

120, Lakemead, Singleton, TN23 4XZ Single storey side extension (retrospective)

The plans in the retrospective application are larger than the originally approved plans and are in a materially different form to the original plan. It removes a parking space, and if wheely bins are stored on the remaining parking space, it is too small an area to also contain a car, so pavement parking is necessary.

The extension restricts access and manoeuvrability of a car for the neighbouring property – is there a party wall agreement with the neighbouring property?

The committee resolved to object to this application based on the comments recorded.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.5. [PA/2025/1961](#)

Ashford Prep School, Ashford Road, Great Chart, TN23 3DJ

Listed Building Consent for the repair of masonry garden wall; to include a section of the wall being removed in its entirety, from the gate opening to the outbuilding or the wall taken down to a height at which a collapse is no longer a realistic possibility. Plus the section of wall at site of settlement and the existing large pier at the northwest end to be taken down and reconstructed on a new foundation at the end of the remaining section of the wall, with the full length of the remaining wall being provided with a coping that incorporates a DPC to maximise the remaining life of the wall.

Although the committee supports necessary structural repairs in principle, the plans submitted are not clear as to the final outcome. Until clearer plans are submitted, the committee resolved to object to the planning application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 1	Abstain: 0	Motion carried

4.6. [PA/2026/0090](#)

Land Northwest of The Barn, Chilmington Green Road, Great Chart

Erection of stable and tack, 1.8m high boundary fence, changes to access including additional hard standing and new gate following demolition of previous stable and tack. (retrospective)

The development presented on site does not match the development described, drawn, or implied in the application.

The building is not suitable as a stable, there are no split doors, no internal divide and no grazing area. It is more suitable to a workshop.

There are high fencing and gates adjacent to the highway. The drive and boundary work area has not been completed. It utilises a new access point which does not seem to have been achieved via the planning process.

The original hedge has been decimated, and the landscape and heritage that was in place is no longer in existence. It is unclear whether Biodiversity Net Gain is achievable.

It is not in keeping with the local area and is incompatible with the Chilmington Area Action Plan.

The committee resolved to object to the planning application for the reasons listed, and request that an application is submitted for the correct usage.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.7. [PA/2026/0094](#)

Notus Industrial Estate, Chart Road, Chilmington Green, Great Chart

Proposed extension to commercial premises and associated parking, landscaping and Biodiversity Net Gain provisions

The area surrounding the site consists of country lanes, which have been stated in other documents, that they will stay as country lanes. Therefore, these roads remain unable to cope with an increase in larger vehicle traffic. There is no public transport in the area so staff will need to use cars to travel to work. It is not suitable for an area in which there is significant housing growth, and which forms the route to two new school sites.

There is no demonstration of safe vehicle turning onsite.

A full transport statement and traffic impact for the surrounding roads would be needed for this application.

There need to be restrictions imposed on lighting and noise levels and hours of operation.

Questions were raised over the large mound of spoil currently sited adjacent to Bartlet's Lane. This needs to be made safe as it could collapse into the road under heavy weather conditions.

The committee resolved to object to the application.

Proposed: Cllr P Barker	Seconded: Cllr Mercer	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.8. [NOT/2025/0039](#)

Land Parcels CH3 and CH4, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 55no dwellings with associated roads and infrastructure in land Parcel N2 pursuant to outline planning permission 12/00400/AS.

At present there is no Phase 2 masterplan, which makes commenting difficult.

The land parcel has a deficit of 49 parking spaces according to local policy. Many parking spaces are not close to the dwelling they belong to; this also means it is not accessible to all.

The density of housing is too high compared to the original plans and is over intensification for the parcel.

The committee resolved to object to the application for the reasons listed above and requested to be notified when new plans are submitted.

Proposed: Cllr Y Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.9. [NOT/2025/0038](#)

Land Parcels E2 to J2, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 623 dwellings in land parcels E2, F2, G2, H2, I2 and J2 together with land parcels G4, G6 and EC11 pursuant to outline permission 12/00400/AS

At present there is no Phase 2 masterplan, which makes commenting difficult.

There are insufficient parking spaces, so the application fails to comply with TRA3, there are also insufficient visitor parking spaces.

The car barns included should not be converted to garages.

There is repeat building of the same few styles of houses, which goes against the design code, and non-compliance with frontage rules.

The density of housing is too high compared to the original plans and is over intensification for the parcel.

There is an overreliance on Discovery Park for open space.

There are too many access points on/off Mock Lane and Bartlet's Lane for the roads to remain as the country lanes they are. It will create rat runs and will take traffic out of the housing areas and on to the country lanes.

Therefore, either the lanes need upgrading or the access points need reducing.

The committee resolved to object to the planning application for the reasons listed above.

Proposed: Cllr P Barker	Seconded: Cllr Mercer	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.10. [NOT/2025/0037](#)

Land Parcels C2 and D2, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 283no dwellings with associated roads, parking, landscaping public open space and infrastructure in land parcels C2 and D2 pursuant to outline planning permission 12/00400/AS.

At present there is no Phase 2 masterplan, which makes commenting difficult.

The plans don't comply with TRA3, and no parking schedule is provided. There is an overreliance on rear parking courts, and insufficient visitor parking.

Plot 166 has parking in a car park but plot 168 has its space outside plot 166. Parking for numerous flats is tandem parking, and only 1 visitor space is available.

Density should only be 3 stories high but in some areas is 4 stories.

It does not comply with the design code.

The committee resolved to object to the planning application for the reasons listed above.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.11. [NOT/2025/0045](#)

Allotments A4 and A6, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the appearance, landscaping, layout, scale and access in respect of Allotment areas A4 and A6 pursuant to planning permission 12/00400/AS

At present there is no Phase 2 masterplan, which makes commenting difficult.

There are no details for drainage.

It was questioned how a vehicle should access the allotments. Nothing is shown on the plans as to where the access point is connected to. There may be access via the residential area in NOT/2025/0037 but this does not line up and is not mentioned in the other application.

The committee resolved to object to the application as there is no current way for users to access the allotments in a vehicle.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4.12. [NOT/2025/0048](#)

Land Parcel EC4, 16 and 18, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of appearance , landscaping, layout, scale and access together with associated footpaths, cycleways , public open space and infrastructure for the provision of ecologically managed farmland, woodland and grassland on land parcels EC4, EC16 and EC18 (main phase 2) pursuant to outline planning permission 12/00400/AS.

At present there is no Phase 2 masterplan, which makes commenting difficult.

There is no long-term management or monitoring strategy.

There are a lot of SUDS to be implemented around this area, but there is no drainage shown from them, which may affect these parcels.

It was previously stated that there would only be limited public access via footpaths, but there are no footpaths shown.

Existing trees and hedgerows need to be protected during any works that take place.

The committee resolved to object to the application for the reasons listed above and the lack of information included within the application.

Proposed: Cllr Y Barker	Seconded: Cllr Sullivan	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.13. [NOT/2025/0047](#)

Land Parcels G9 and F3, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access of informal green space and attenuation pond on land parcels G9 and F3 (main phase 2) together with associated footpaths, cycleways, landscaping, public open space and infrastructure, pursuant to outline planning permission 12/00400/AS.

At present there is no Phase 2 masterplan, which makes commenting difficult.

Although the committee does not object in principle to the concept, more information is needed before a decision can be made.

For example, where does the water come from to fill the attenuation pond, and where does it drain to in wet weather?

What is the maintenance plan?

Is it accessible for users and maintenance work?

The committee resolved to comment on the application.

Proposed: Cllr Y Barker	Seconded: Cllr Sullivan	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.14. [NOT/2025/0041](#)

Land Parcel CH5, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for the construction of a community hub building and facilities on land parcel CH5 pursuant to outline planning permission 12/00400/AS

At present there is no Phase 2 masterplan, which makes commenting difficult.

The proposed building is too small to deliver all the s106 community requirements.

The rooms are too small for the stated uses, it is not physically possible for the building to provide the facilities required.

There is not enough parking for the facilities proposed, and no accessible parking.

The application does not fit with the design code.

The committee resolved to object to the application for the reasons listed above.

Proposed: Cllr Sullivan	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.15. [OTH/2026/0232](#)

Land at Chilmington Green, Ashford Road, Great Chart

Details submitted pursuant to condition 16 (Surface Water Drainage Verification Report) of Planning Permission 21/00840/AS Phase 2

At present there is no Phase 2 masterplan, which makes commenting difficult.

It was noted that the attenuation point and head points are not specified.

There are current, ongoing, serious drainage failures along The Avenue and associated land as highlighted in correspondence from the Shadoxhurst Drainage Team. Current drain levels need to be confirmed.

The committee resolved to object to the application for the reasons listed above and request that a site inspection is carried out by ABC before any decision is made.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.16. [NOT/2025/0040](#)

Land Parcel DP3, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the appearance, landscaping, layout, scale and access for DP3 (phase 2) pursuant to outline planning permission 12/00400/AS

In principle, the applications are acceptable, but all footpaths need to interconnect across the development. The committee request confirmation as to whether maintenance will be the responsibility of the CMO as the area will be landscaped, or the responsibility of KCC as it contains a Public Right of Way.

The committee resolved to make a comment on the application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.17. [NOT/2025/0043](#)

Land Parcel G20, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of the construction and provision of informal green space, plus appearance, landscaping, layout, scale and access for land parcel G20 (Main AAP phase 2) together with associated footpaths, areas of play public open space and infrastructure pursuant to outline planning permission 12/00400/AS.

In principle, the applications are acceptable, but all footpaths need to interconnect across the development. The committee request confirmation as to whether maintenance will be the responsibility of the CMO as the area will be landscaped, or the responsibility of KCC as it contains a Public Right of Way.

The committee resolved to make a comment on the application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.18. [NOT/2025/0044](#)

Parcel PS2, Land at Chilmington Green, Ashford Road, Great Chart

Reserved matters application for the approval of appearance, landscaping, layout, scale, access for the construction of play space 2 together with public open space, play area and infrastructure for land parcel PS2 , pursuant to outline planning permission 12/00400/AS.

In principle, the applications are acceptable, but all footpaths need to interconnect across the development. The committee request confirmation as to whether maintenance will be the responsibility of the CMO as the area will be landscaped, or the responsibility of KCC as it contains a Public Right of Way.

The committee resolved to make a comment on the application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

4.19. [NOT/2025/0046](#)

Land Parcels G7 G8 and F5, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for the construction and provision of informal green space and attenuation pond together with associated footpaths, cycleways, landscaping, public open space and infrastructure on land parcels G7, G8 and F5 (Main AAP Phase 2) pursuant to outline planning permission 12/00400/AS.

In principle, the applications are acceptable, but all footpaths need to interconnect across the development. The committee request confirmation as to whether maintenance will be the responsibility of the CMO as the area will be landscaped, or the responsibility of KCC as it contains a Public Right of Way.

The committee resolved to make a comment on the application.

Proposed: Cllr P Barker	Seconded: Cllr Y Barker	Vote for: 3
Against: 0	Abstain: 0	Motion carried

5. Planning Decisions

None

6. Joint Parishes Master Planning Letter

A request from Kingsnorth Parish Council has been received regarding a joint letter from the parishes affected by the various large developments in the area, to Ashford Borough Council, highlighting the lack of cross development scrutiny.

The council resolved to agree to be part of the letter produced.

Proposed: Cllr Wiffen	Seconded: Cllr P Barker	Vote for: 4
Against: 0	Abstain: 0	Motion carried

7. Date and venue of next meeting

The next meeting will be held on Tuesday 10th March, at 10:00am, at the Great Chart Playing Fields Pavilion.

The meeting closed at 12:25pm.

Signed as a true record by;

Cllr Yolanda Barker: _____

Date: _____